



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY FEBRUARY 22ND, 2010
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

PRELIMINARY REVIEWS

- A. **1910 SERBIAN DR.** McKinley Heights Historic District
- B. **1325 LAMI ST.** Soulard Historic District

APPEAL OF STAFF DENIAL

- C. **2053-53A ALLEN AVE.** McKinley Heights Historic District



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A.

DATE: February 22, 2010
TO: City of St. Louis Preservation Board
FROM: Bob Bettis, Preservation Planner, Cultural Resources Office
SUBJECT: Preliminary Review: Install an awning and retain two brick columns.
ADDRESS: 1910 Serbian Dr.
JURISDICTION: McKinley Heights Local Historic District — Ward 7



1910 SERBIAN

APPLICANT:
Dave Lekitch

OWNER:
Holy Trinity Serbian Eastern Orthodox
Church

PURPOSE: Install awning and retain two
brick columns installed without a building
permit.

RECOMMENDATION:
That the Preservation Board deny the
Preliminary Application as the proposed
project does not conform to the McKinley
Heights Historic District.



The item was originally before the Board in September 2009 at which time the proposed awning was denied. In addition, the two brick columns that were built without a permit were also denied. The owners are back with a new awning design and several photographic examples they feel represent the brick columns they constructed. Staff felt that the owners have not provided the proper Model Example and the design is still not compliant with the Standards. The project was then scheduled for the February Preservation Board.



SITE AND SURROUNDING AREA:

The site is located at the southwest corner of Serbian Drive and Geyer Ave. in the McKinley Heights Historic District. Buildings surrounding the site are primarily residential and are contributing resources to the local historic district. The Revival style church was constructed in 1928 and the auditorium was built in 1940's.



AUDITORIUM ENTRANCE



LOOKING SOUTH

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, McKinley Heights Historic District:

207.4 Awnings and Canopies: New awnings and canopies shall be based on a Model Example and shall be:

- 1. The same shape and size as the window, door, or storefront behind,*
- 2. Constructed of a canvas-like fabric with a metal frame.*
- 3. New metal and fiberglass awnings and canopies are prohibited. However, existing awnings may be retained*

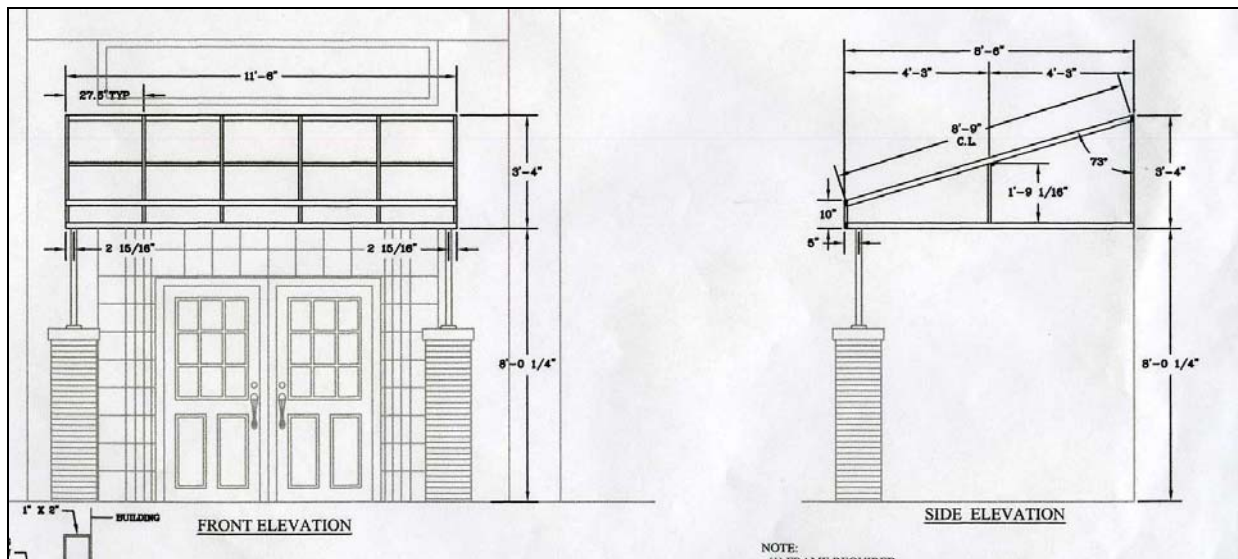
Does Not Comply: The awning is not the same shape as the door opening and a proper Model Example was not provided. The awning system will conceal the Moderne detailing and detract from the overall appearance of the entrance. The brick columns are integral to the design of the awning and are not consistent with a traditional awning configuration.



NEW COLUMN



ORIGINAL BUILDING



PROPOSED AWNING

COMMUNITY CONSULTATION:

There has been no communication from the Alderwoman of the 7th Ward.

COMMENTS:

The proposed awning does not fit the opening and would not complement the architectural styling. The columns, which are an integral part of the awnings design, are not centered on the doorway and are a different color brick from the building. The church provided pictures of non-compliant awnings and brick front porches on residential buildings as Model Examples which staff felt did not meet the standards.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the Preliminary Application as the proposed project does not meet the McKinley Heights Historic District Standards.

CONTACT:

Bob Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277 Fax: 314-622-3413
E-Mail;	bettisb@stlouiscity.com



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B.

DATE: February 22, 2010
TO: City of St. Louis Preservation Board
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review: Construct a 2-1/2 story single-family house
ADDRESS: 1325 Lami Street
JURISDICTION: Soulard Historic District — Ward 7



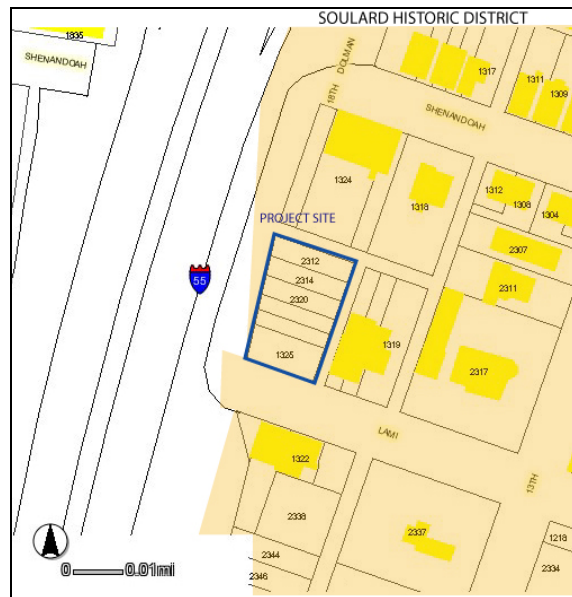
1325 LAMI STREET

OWNER:
James Lyle Mitchell

APPLICANT:
Sean Flower/Flower & Fendler

PURPOSE:
Construct 2-1/2 story single-family house

STAFF RECOMMENDATION:
That the Preservation Board grant preliminary approval to the project subject to review of final construction documents and exterior materials by the Cultural Resources Office staff.





PROPOSED FRONT ELEVATION

BACKGROUND:

On December 15, 2009, the Cultural Resources Office staff received a preliminary review request for the construction of a 2-story single-family house to be built on several vacant parcels located at the end of Lami Street, on the edge of the Soulard Historic District. The applicant originally presented an adjacent four-family building as a Model Example which did not fit within the owner's requirements for single-family use and a desire for some third floor space.

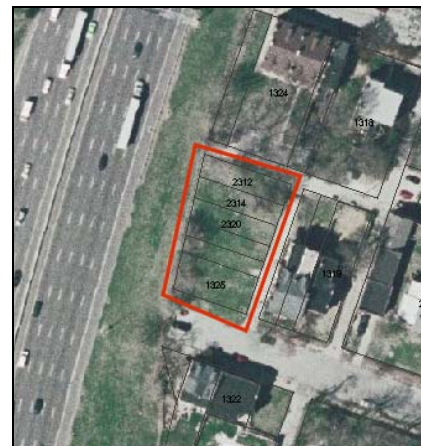
After consultation with the staff, a different building, two and one-half story single-family house was selected

and the plans revised. The project was first scheduled for review by the Preservation Board at its January meeting, but was deferred to February at the request of the applicant.

SITE AND SURROUNDING AREA:

The site is located on a residential street at the western edge of the Soulard district. It comprises six lots running parallel to Lami Street, originally facing S. 18th Street prior to the construction of Interstate 55. Lami now terminates at the highway right-of-way with a metal guardrail and chainlink fencing.

Buildings are residential and varied in scale, ranging from a one and one-half story Second Empire to two and two and one-half story tenement buildings. At the eastern end of the block, two large, architecturally significant detached houses face S. 13th Street. Surrounding buildings are all well-maintained and are contributing resources to the historic district.



AERIAL OF SITE



TERMINATION OF LAMI STREET, LOOKING OVER HIGHWAY TO BENTON PARK



CONTEXT EAST LOOKING NORTHWEST TOWARD SITE



SINGLE-FAMILY HOUSE AT S. 13TH AND LAMI



CONTEXT OPPOSITE SITE

REASONS FOR APPLICATION:

The owners and applicant wish to obtain Preservation Board approval prior to applying for a building permit.

RELEVANT LEGISLATION:

Per the Soulard Historic District Ordinance:



SUBMITTED MODEL EXAMPLE

ARTICLE 1: Definitions

101 Definitions...

101.17 Public, Semi-Public, and Private Facades

(Comment: The definition of Facades is the same for existing buildings and new construction.)

Public Facades

The following architectural elevation(s) of a building:

A facade which faces a public street, including those sections of such elevation which are recessed...

The front elevation is a Public Facade.

Semi-Public Facades

The following architectural elevation(s) of a building;

Side elevations which face a vacant lot or a side yard at least 15 feet wide and are visually dominant from a street.

Rear elevation of a corner building which is visually dominant from a street....

Both side elevations are Semi-Public Facades. Lami ends at the western property line of the site and the western elevation faces Interstate 55 with little visibility from the District .

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

Alignment

New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings.

If a new building is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street....

Complies with all requirements.

Setback

New buildings shall have the same setback as adjacent buildings.

If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street....

Complies with all requirements.

301.2 *Mass...*

301.3 *Scale...*

301.4 *Proportion...*

Generally complies. The proposed house is 2 feet wider than the Model Example but proportions and scale of individual elements are complementary.

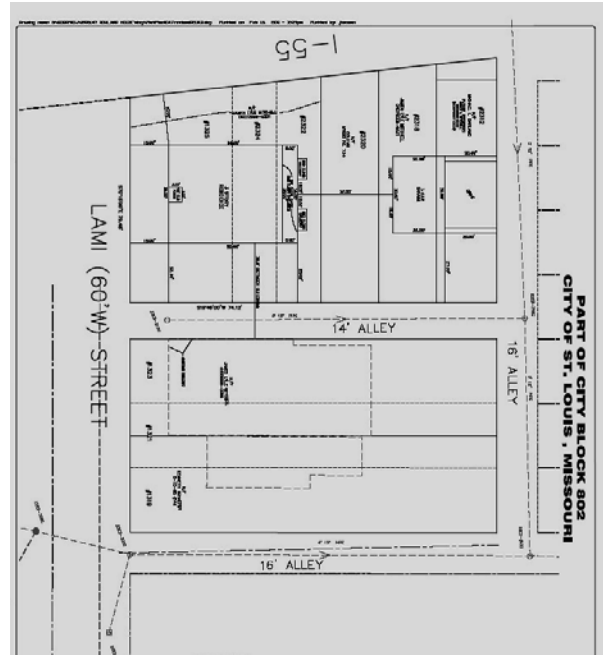
301.5 *Ratio of Solid to Void...*

The total area of windows and doors in the Public Façade of a new building shall be no less than 25% and no more than 33% of the total area of the façade.

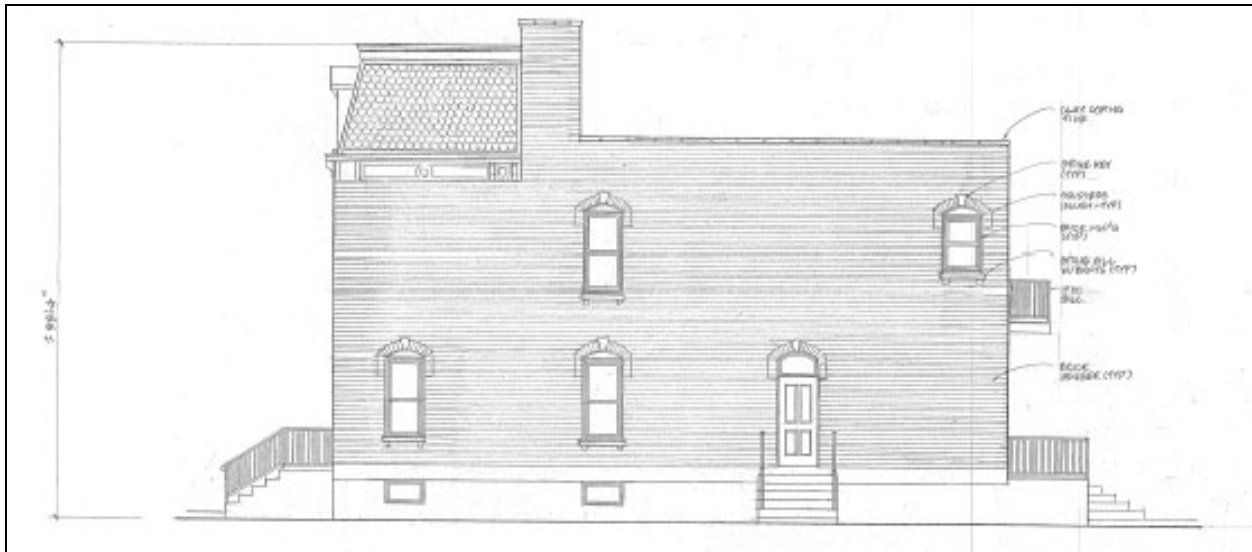
Complies. The percentage of openings on the Lami Street elevation complies with this requirement.

The height of a window in the Public Façade shall be between twice and three times the width....

Complies. Window proportions are approximately 3 to 6 and replicate that of the window of the Model Example.



FIRST FLOOR PLAN



EASTERN ELEVATION

301.6 Facade Material and Facade Color...

1. Finish materials shall be one of the following:

For walls:

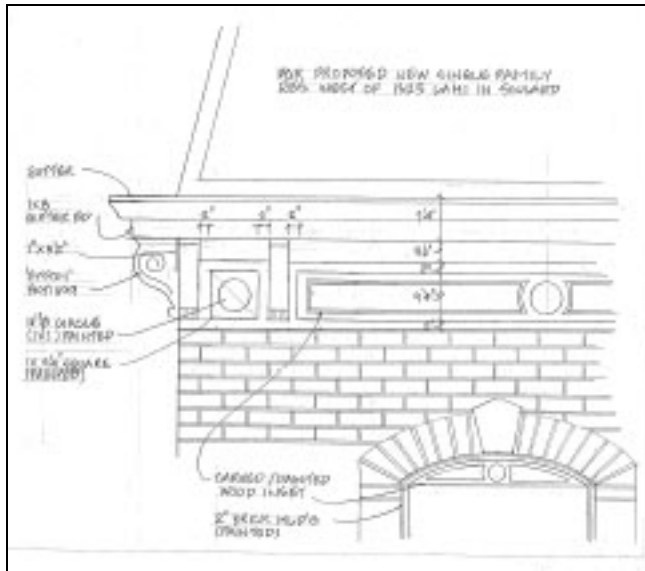
- Kiln-fired brick (2-1/3" by 8" by 3-5/8")...
- Stone common to the Soulard Historic District.
- Scored stucco and sandstone.
- 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. The front and both secondary (Semi-Public) elevations will be brick veneer.

302 Private Facade of New Construction

Materials at Private Facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

Complies. Rear elevations will be sided with HardiePlank paintable cementitious lap siding.



CORNICE AND WINDOW HEAD DETAIL

COMMUNITY CONSULTATION:

At this writing, we have not received any written communication concerning the project from the Alderwoman for the Ward or from the Soulard Restoration Group.

COMMENTS:

The proposed new building will contribute substantially to the somewhat scattered streetscape along this block of Lami and will create an appropriate termination to the block. The contractor and designer have worked with staff to revise the original proposal to bring the project into compliance with the Model Example requirements of the Soulard Historic District Standards.

CONCLUSION:

Staff recommends that the Preservation Board grant preliminary approval to the project as presented, subject to final review of construction documents and exterior materials by the Cultural Resources Office staff.

CONTACT:

Jan Cameron Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400 x 216 Fax: 314-622-3413
E-Mail; CameronJ@stlouiscity.com



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C.

DATE: February 22, 2010
SUBJECT: Appeal of a staff denial to wrap soffits, fascia and trim with vinyl
ADDRESS: 2053-53A Allen
JURISDICTION: McKinley Heights Local Historic District - Ward 7
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



2053-53A ALLEN

OWNER/APPLICANT:
Jerilyn & Donald Hess

PURPOSE:
Appeal of a staff denial to wrap soffits, fascia and trim with vinyl in the McKinley Heights Historic District.

RECOMMENDATION:
That the Preservation Board uphold the staff denial of the wrapping as it does not meet the McKinley Heights Historic District Standards.



PROPOSAL:

To install wood grained vinyl “tongue and groove” vinyl on the soffits at the front facade and the ceilings of the two door hoods. The fascia on the front facade would also be wrapped with vinyl-coated aluminum as well as the door hoods fascia and brackets. In addition, the owners wish to wrap the front basement windows with vinyl-coated aluminum.



SOFFIT AND BRACKETS AT ROOFLINE – NOTE NARROW TONGUE AND GROOVE

BACKGROUND:

The Cultural Resources Office (CRO) received an application for a building permit for wrapping on the sides and rear of the building at 2053-53A Allen at the beginning of December 2009, which was approved. Approximately a week later, an application to wrap the fascia and soffits on the front of the building, including the door hoods; the door hood brackets, trim and ceilings and the front basement windows was received by CRO. The permit application included vinyl “tongue and groove” with a wood grain pattern to be applied to the front facade soffits, as well as the two door hoods. The fascia boards on the front facade and door hoods, and the door hood brackets and trim were proposed to be wrapped with vinyl-coated aluminum with a wood grain finish. The front basement windows were also proposed to be wrapped with vinyl-coated aluminum.

The permit application was denied as the vinyl soffit/ceiling material does not replicate the current wood soffits and door hood ceilings. The original tongue and groove is very narrow, while the proposed material simulates much wider boards. The vinyl-coated aluminum on the fascia, brackets, trim and windows would obscure the architectural details of the building. The owners have appealed the staff decision and it is being brought before the Preservation Board.



DOOR HOOD FROM FRONT



SIDE VIEW OF DOOR HOOD



CEILING MIMICS SOFFIT ABOVE



DOOR HOOD BRACKET DETAIL



DETAIL OF DOOR HOOD SOFFIT



DETAIL OF DOOR HOOD GABLE

SITE AND SURROUNDING AREA:

2053-53A Allen is located near the intersection of Allen and Serbian Dr. in the McKinley Heights Local Historic District. The area is primarily residential, with a school directly across the street.



BASEMENT WINDOWS



DETAIL OF BASEMENT WINDOWS

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, McKinley Heights Neighborhood Historic District:

McKinley Heights Historic District Design Standards

201.8 Cornices: *Cornices are a critical element of a building's historical and visual integrity. Reconstructed cornices shall be designed to replicate the dimensions, proportion, materials, and details of the original cornice. Where such dimensions, proportions, materials, and details are not evident from the current conditions of the building a Model Example shall be provided.*

New cornices on existing buildings shall be based on a Model Example.

Cornice Materials:

1) Cornice materials shall not be altered from the original except as provided herein.

Does not comply. Materials do not meet the criteria listed below for replacement materials.

2) Replacement materials shall replicate the appearance of the original finished materials.

Does not comply. “Tongue and groove” vinyl material does not replicate the existing wood soffits.

Brick and Ornamental Brick: ...

Not Applicable.

Sheet Metal: ...

Not Applicable.

Wood: Replacement of wood within a cornice shall be of one of the following:

- 1) Wood;
- 2) Fiberglass replicating the original wood; or
- 3) Synthetic molded replicas of the original wood.

Does not comply. The vinyl wood-grain “tongue and groove” does not replicate the existing material in “board” width or appearance. The vinyl-coated aluminum does not meet any of the following material requirements and has not been shown that it can replicate the existing fascia boards.

Stone and Terra Cotta: ...

Not Applicable.

Built-in Gutters within a Cornice: ...

Not Applicable.

Cornice Finish: All exterior surfaces of a cornice shall have a finished surface.

- 1) Wood within a cornice shall be painted.
- 2) Sheet metal within a cornice shall be painted except copper, which shall be painted or allowed to obtain its natural oxidized finish.

Does not comply. The wood-grain pattern is not consistent with the painted finished wood surface it is replacing.

203 Windows: Windows are crucial to a building's historic character.

203.1 Windows at Public Facades:

- 1) Windows in Public Facades shall be one of the following:

- a) The existing window repaired and retained N/A
- b) Replacement window, duplicating the original, which meets the following requirements;

- i) Replacement windows or sashes shall be made of wood or finished aluminum

Not Applicable.

- ii) The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.

Does not comply. The original moldings will be obscured by the aluminum wrapping.

iii) The number, arrangement and proportion of lights shall match the original or be based on a Model Example.

Not Applicable.

iv) The method of opening shall be the same as the original

Not Applicable.

206.5 Wood, Elements on Appendages: Reconstructed wood elements shall be of wood, except architectural details such as brackets that may be of the materials listed under replacement materials for wood cornices (section 201.8). A Model Example shall be used.

Does not comply.



ACROSS ALLEN



LOOKING SOUTHWEST ON ALLEN



WEST OF 2053-53A ALLEN



EAST OF 2053-53A ALLEN

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman, or any neighborhood group regarding this project.

COMMENTS :

The Craftsman detailing of this two-family building is evident in the wood cornice with its wide soffits and decorative brackets. The detailing of the two door hoods continues the Arts & Crafts theme. The covering of any of these elements with materials which do not replicate the existing detailing will diminish the building's historic character. The wrapping of the brickmold on the front basement windows will also alter the historic appearance as it has on the 1st and 2nd story windows. The proposed vinyl soffit material and the vinyl coated aluminum wrapping do not

comply with the McKinley Heights Historic District standards. The wood-grain of the vinyl does not replicate the look of painted finished wood.

CONCLUSION:

That the Preservation Board uphold the staff denial of the wrapping as it does not meet the McKinley Heights Historic District Standards.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	gagen@stlouiscity.com